

C O U N C I L C O M M U N I C A T I O N

TO: THE CITY COUNCIL

COUNCIL MEETING DATE: JULY 11, 1990

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: CONSIDER APPROVAL OF GENERAL PLAN AMENDMENT, REZONE AND CERTIFICATION
 OF NEGATIVE DECLARATION FOR 1930 HOLLY DRIVE

INDICATED ACTION: That the City Council consider approving the following items
initiated by the Planning Commission:

- ✓ to amend the Land Use Element of the Lodi General Plan by
 redesignating 1930 Holly Drive from Commercial to Medium Density
 Residential;
2. to rezone 1930 Holly Drive from C-1, Neighborhood Commercial, to R-MD,
 Medium Density Multiple Family Residential; and
3. to certify the filing of a Negative Declaration by the Community
 Development Director as adequate environmental documentation on the
 above projects.

BACKGROUND INFORMATION: 1930 Holly Drive (corner of Holly Drive and North Mills
Avenue) was the site of a Quik Stop Market which was destroyed by fire.
Previously to the fire the City Council and Planning Commission received numerous
complaints from surrounding residential uses concerning noise, litter and hours of
operation.

Earlier this year Baumbach and Piazza, Consulting Engineers, representing the new
owner of the property, Allan Askew, processed a Tentative Parcel Map through the
Planning Commission. The Parcel Map created two lots, the interior lot for a
single family or duplex and the corner lot for a triplex or four-plex. The
residential uses could be accommodated under the existing C-1 zoning. However,
the Planning Commission viewed this as an opportunity to rid the area of a
commercial spot zone and to insure that the previous problems caused by the Quik
Stop Market could not return.

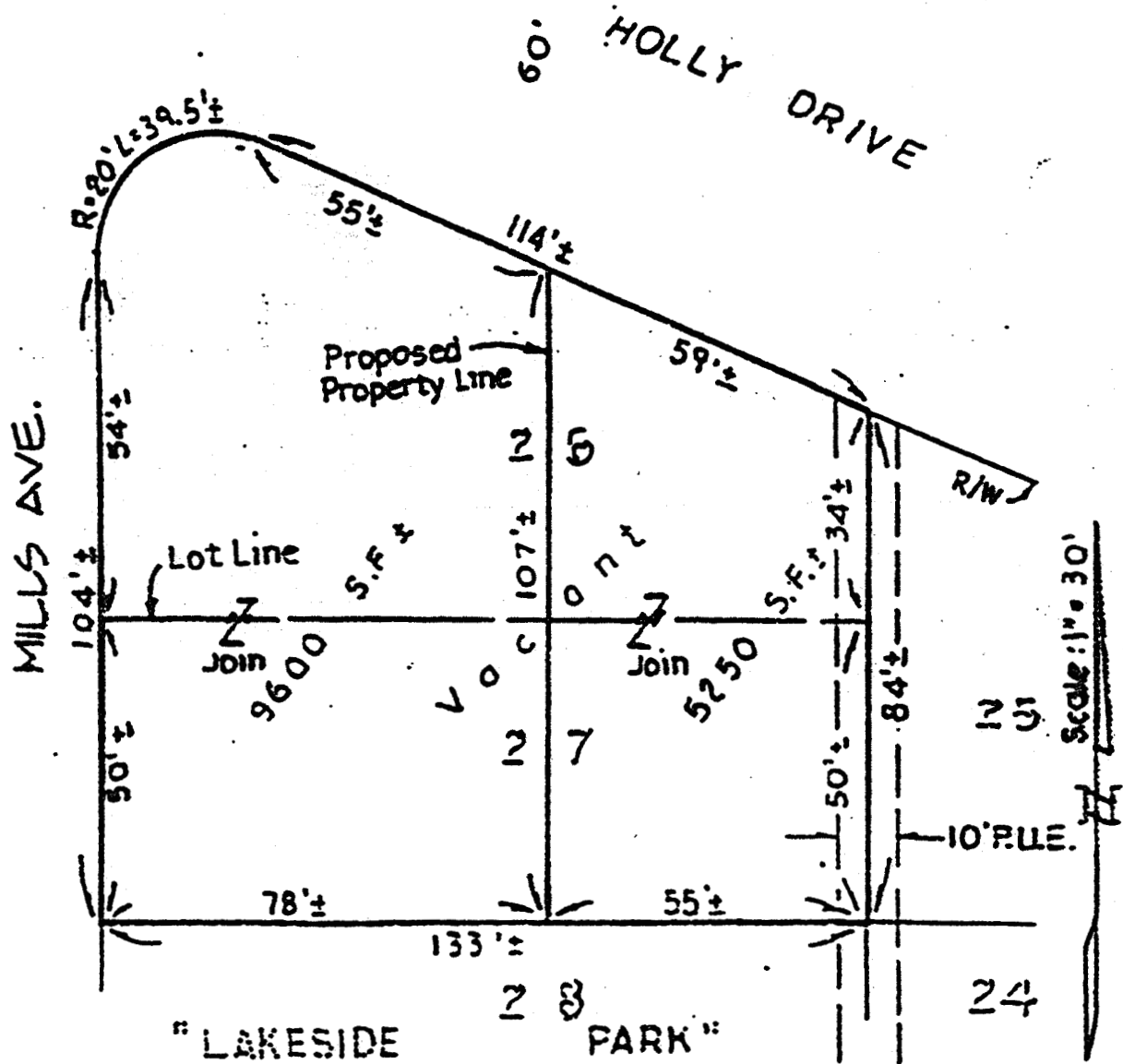
The R-MD zoning as recommended by the Planning Commission conforms to the zoning
of the five lots directly south of 1930 Holly Drive. Each of these lots contains
a four-plex.

The zoning to the east and north is R-2, Single-Family, and to the west is General
Mills.

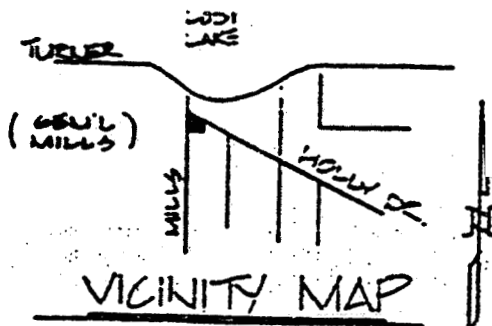

JAMES B. SCHROEDER
Community Development Director

Attachment

(GENERAL MILLS)



Scale: 1" = 30'



City of Lodi
 -Planning Commission
 Gen'l Plan Amendment & Rezone
 11 30 Holly Dr.
 GPA LV 90 02
 Z 90 03
 6-11-90

ORDINANCE NO. 1492

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY REDESIGNATING
1930 HOLLY DRIVE FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating 1930 Holly Drive (corner of Holly Drive and North Mills Avenue) from Commercial to Medium Density Residential as shown on Vicinity Map on file in the office of the Lodi City Clerk.

SECTION 2. All ordinance and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved **this** day of

JOHN R. SNIDER
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1492 was introduced at a regular meeting of the City Council of the City of Lodi held July 11, 1990, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1492 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1492/TXTA.01V

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The R-MD zoning as recommended by the Planning Commission conforms to the zoning of the five lots directly south of 1930 Holly Drive. Each of these lots contains a four-plex.

The zoning to the east and north is R-2, Single-Family, and to the west is General Mills.

James B. Schroeder
JAMES B. SCHROEDER
Community Development Director

Attachment

ORDINANCE NO. 1493

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY REZONING 1930 HOLLY DRIVE
FROM C-1, NEIGHBORHOOD COMMERCIAL,
TO R-MD, MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

1930 Holly Drive (corner of Holly Drive and North Mills Avenue) as shown on Vicinity Map on file in the office of the Lodi City Clerk, is hereby rezoned from C-1, Neighborhood Commercial, to R-MD, Medium Density Multiple Family Residential.

The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and

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